
ARCHAEOLOGICAL SOLUTIONS LTD

**LAND AT ST ANNE'S CONVENT, 14 THE DOWNS,
WEST WIMBLEDON SW20 8HS**

AN ARCHAEOLOGICAL EVALUATION

Authors: Zbigniew Pozorski MA	
NGR: TQ 2370 7012	Report No. 3476
District: London Borough of Merton	Site Code: TTW 10
Approved: Claire Halpin MIFA	Project No. 3722
Signed:	Date: Feb 2010

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OASIS SUMMARY SHEET

Project details			
Project name	<i>Land at St Anne's Convent, 14 The Downs, West Wimbledon SW20 8HS</i>		
<p><i>In February 2010 Archaeological Solutions (AS) carried out an archaeological evaluation on land at land at St Anne's Convent, 14 The Downs, West Wimbledon SW20 8HS (NGR TQ 2370 7012). The evaluation was commissioned by Shanly Homes (Leatherhead) Ltd and was undertaken in compliance with a planning condition attached to planning permission for the conversion of a period villa into a single dwelling, with the demolition of ancillary buildings and the erection of eight new dwelling houses with double garage, access road and amenity space.</i></p> <p><i>The site lies in the vicinity of the Archaeological Priority Area of Wimbledon Common with its potential for prehistoric remains, and the medieval and post-medieval settlement of Wimbledon. The site is occupied by 19th century villa and a coach house with two, 1950s ancillary buildings.</i></p> <p><i>In the event the evaluation revealed modern features (a posthole, a ditch and a ?pit), and an undated posthole.</i></p>			
Project dates (fieldwork)	<i>2nd – 3rd February 2010</i>		
Previous work (Y/N/?)	<i>N</i>	Future work (Y/N/?)	<i>N</i>
P. number	<i>3722</i>	Site code	<i>TTW10</i>
Type of project	<i>An Archaeological Evaluation</i>		
Site status	<i>-</i>		
Current land use	<i>Residential buildings of St Anne's Convent</i>		
Planned development	<i>Conversion of 19th C villa and, demolition of 1950s buildings and a coach house, construction of eight new dwellings</i>		
Main features (+dates)	<i>Modern posthole, ditch and ?pit, undated posthole</i>		
Significant finds (+dates)	<i>-</i>		
Project location			
County/ District/ Parish	<i>Greater London</i>	<i>Merton</i>	<i>Wimbledon</i>
HER/ SMR for area	<i>GLSMR</i>		
Post code (if known)	<i>SW20 8HS</i>		
Area of site	<i>c.0.4ha</i>		
NGR	<i>TQ 2370 7012</i>		
Height AOD (max/ min)	<i>42 – 47 m</i>		
Project creators			
Brief issued by	<i>EH GLAAS</i>		
Project supervisor/s (PO)	<i>Zbigniew Pozorski</i>		
Funded by	<i>Shanly Homes</i>		
Full title	<i>Land at St Anne's Convent, 14 The Downs, West Wimbledon SW20 8HS. An Archaeological Evaluation</i>		
Authors	<i>Pozorski, Z.</i>		
Report no.	<i>3476</i>		
Date (of report)	<i>February 2010</i>		

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SUMMARY

In February 2010 Archaeological Solutions (AS) carried out an archaeological evaluation on land at land at St Anne's Convent, 14 The Downs, West Wimbledon SW20 8HS (NGR TQ 2370 7012). The evaluation was commissioned by Shanly Homes (Leatherhead) Ltd and was undertaken in compliance with a planning condition attached to planning permission for the conversion of a period villa into a single dwelling, with the demolition of ancillary buildings and the erection of eight new dwelling houses with double garage, access road and amenity space.

The site lies in the vicinity of the Archaeological Priority Area of Wimbledon Common with its potential for prehistoric remains, and the medieval and post-medieval settlement of Wimbledon. The site is occupied by 19th century villa and a coach house with two, 1950s ancillary buildings.

In the event the evaluation revealed modern features (a posthole, a ditch and a ?pit), and an undated posthole.

1 INTRODUCTION

1.1 In February 2010 Archaeological Solutions (AS) carried out an archaeological evaluation on land at Land at St Anne's Convent, 14 The Downs, West Wimbledon SW20 8HS (NGR TQ 2370 7012; Figs. 1 & 2). The evaluation was commissioned by Shanly Homes (Leatherhead) Ltd in compliance with a planning condition attached to planning permission for the conversion of a period villa into a single dwelling, with the demolition of ancillary buildings and the erection of eight new dwelling houses with double garage, access road and amenity space (London Borough of Merton Planning Refs. 07/P3882 and 09/P2550).

1.2 The specification also provided for a programme of historic building recording of the buildings which are scheduled for demolition. The recording will be presented as a separate report.

1.3 The evaluation was undertaken in accordance with an advice letter from English Heritage Greater London Archaeological Advisory Service (EH GLAAS; dated 13/02/2008), and a written scheme of investigation (specification) prepared by AS (dated 20/11/2009), and approved by EH GLAAS. The project conformed to the Institute for Archaeologists (IfA, formerly Institute of Field Archaeologists) *Code of Conduct and Standard and Guidance for Archaeological Evaluations* (revised 2001), and to relevant EH

GLAAS *Archaeological Guidance Papers* (AGPs, revised 1998), in particular *Archaeological Guidance Paper No. 3; Standards and Practices in Archaeological Fieldwork in London* and *Archaeological Guidance Paper No. 5; Evaluations*.

1.4 The evaluation aimed to determine the location, extent, date, character, condition, significance and quality of any surviving archaeological remains liable to be threatened by the proposed development. In particular, it aimed to establish the presence or absence of any post-medieval, medieval or earlier activity in this part of West Wimbledon.

Planning policy context

1.5 The relevant planning policies which apply to the effect of development with regard to cultural heritage are Planning Policy Guidance Note 15 'Planning and the Historic Environment' (PPG15) and Planning Policy Guidance Note 16 'Archaeology and Planning' (PPG16) (Department of the Environment).

1.6 PPG16 (1990) is the national Planning Policy Guidance Note which applies to archaeology. It states that there should always be a presumption in favour of preserving nationally important archaeological remains *in situ*. However, when there is no overriding case for preservation, developers are required to fund opportunities for the recording and, where necessary, the excavation of the site. This condition is widely applied by local authorities.

1.7 PPG15 (1994) is the national Planning Policy Guidance Note which applies to conservation of the historic environment by protecting the character and appearance of Conservation Areas and protecting listed buildings (of architectural or historical interest) from demolition and unsympathetic change and safeguarding their settings as far as is possible. This condition is also widely applied by local authorities.

2 DESCRIPTION OF THE SITE

2.1 The site is located on the north-east side of The Downs, c. 1km south-west of the central area of Wimbledon and c. 1km south-east of Wimbledon Common. It is surrounded by residential properties of Southridge Place and Lanherne House to the north and Oak Hill Court to the east. To the south of the site the Ursuline Convent Preparatory School is located.

2.2 A late 19th century two-story villa is located in the central part of the site. An extension building attached to the north-east of the villa was built in 1950s, at the same time as another lodge building in the south-western part of the site. Also in the north-eastern corner of the site a small coach house is located, probably dating to the late 19th century. The site is currently in use as a convent.

3 TOPOGRAPHY, GEOLOGY AND SOILS

3.1 The site is located on a natural slope with land descending southwards. The heights vary from 42 - 47 m AOD. The land where buildings are situated appears altered to provide a plateau for the development.

3.2 The site and the surrounding area are located upon a solid geology of Eocene Palaeogene London Clay (BGS 1978). The soils in that urbanised area remain unsurveyed. Known soils to the north-west of the site, within Wimbledon Common are those of Holidays Hill association described as Tertiary and Cretaceous sand, loam and clay (Soil Survey of England and Wales, 1983).

4 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

Prehistoric and Roman

4.1 The area of Wimbledon surrounding the site has provided evidence for prehistoric occupation ranging from the Palaeolithic to the Iron Age, but all of these finds were discovered in the early 20th century or earlier when only a scant record of their location was made. Palaeolithic finds include flint implements and debitage (MLO10700, MLO9042 and MLO9043), while Bronze Age finds include socketed and winged axes (MLO8972 and MLO14745), a socketed spear (MLO8974) and an unlooped palstave (MLO10705). Also recorded in the area was a single Greek autonomous bronze coin of Iron Age date (MLO8964), perhaps not surprising given the location of 'Caesar's Camp' hillfort on Wimbledon Common c. 1.5km to the north-west. Despite the name, there is no evidence to suggest the hillfort was occupied in the Roman period, and no archaeological evidence for Roman occupation has been recorded in the vicinity of the site.

Medieval

4.2 At the time of the Domesday Survey in 1086 Wimbledon was part of the manor of Mortlake, which was held by the church until 1398 when it was confiscated by the crown. Evidence for medieval occupation in the vicinity is limited to the remains of a sunken timber-framed structure and kiln (MLO77197 and MLO77198) c. 100m to the west of the site linked to the late 15th century manufacture of tiles, an activity usually conducted on the periphery or margins of settled areas and probably reflecting the available land and resources of the medieval landscape around what is now Wimbledon Common.

Post-medieval

4.3 The manor of Wimbledon changes hands many times between the 16th and 18th centuries, with its location close to London making it a prestigious (and occasionally royal) residence. This convenient location began to attract other wealthy families and was reflected in the construction of buildings and

residences around Wimbledon. Evidence for this development of the landscape in the vicinity of the site comprises the foundations and construction deposits associated with the 'Gatehouse' c. 100m to the west (MLO77199 and MLO77200), built in c.1500AD, enlarged in the 18th century and demolished in the early 20th century. A separate archaeological investigation c.120m to the west has also recorded abraded post-medieval pottery (MLO78039).

The 19th to 20th centuries

4.4 The expansion of Wimbledon from rural to urban began in 1838 with the London and South Western Railway, followed by other railway lines and extensions in 1855, 1868 and 1889. According to census data the population of Wimbledon rose from 1,591 people in 1801, to 25,671 people in 1891, and 61,418 people in 1921. During this period many terraced houses and villas were built, of which many survive in the vicinity of the site, notably in the area on and around Denmark Road c. 500m to the north-east (i.e. MLO90558, MLO90464, MLO90439 and MLO90592). The mid to late 19th century buildings of Wimbledon College (MLO90443) and the Church of the Sacred Heart (MLO90478 and MLO90494) are also situated c. 250m to the north-east. This change in character was recognised in 1894 when Wimbledon was designated an Urban District, before becoming a Municipal Borough in 1905 and part of the London Borough of Merton in 1965.

5 METHODOLOGY

5.1 Two trenches were excavated using a 360° tracked mini-excavator fitted with a toothless ditching bucket (Fig. 2). The trenches were located within the footprints of the proposed new buildings (Plots 1-4 and 5-7). Trench 1 measured 10 x 2m and Trench 2 measured 20 x 2m. A contingency for the excavation of a trench in the area of Plot 8 (The Coach House) was also included, but this trench was not excavated.

5.2 Topsoil and undifferentiated overburden were mechanically excavated under close archaeological supervision. Exposed surfaces were cleaned by hand and examined for archaeological features. Deposits were recorded using *pro forma* recording sheets, drawn to scale, and photographed as appropriate. Excavated spoil was searched for finds and the trenches were scanned by a metal detector.

6 DESCRIPTION OF RESULTS

Trench 1 (Fig. 2, DP 4)

<i>Trench 1, sample section 2 (DP 5): NE end, SE facing</i>		
<i>0.00 = 44.50m AOD</i>		
0.00 – 0.35m	L1000	Topsoil. Greyish dark brown, soft, sandy silt.
0.35 – 0.71m	L1001	Dark grey, compact, sandy silt.
0.71 – 0.83m	L1002	Light yellow, friable, clay.
0.83 – 1.03m	L1003	Brownish dark grey, compact, sandy silt.
1.03 – 1.27m	L1004	Mid brown, compact, clayey silt.
1.27m +	L1005	Natural light to mid yellow, compact, clay.

<i>Trench 1, sample section 1 (DP 6): SW end, SE facing</i>		
<i>0.00 = 44.15m AOD</i>		
0.00 – 0.40m	L1000	Topsoil. As above.
0.40 – 0.67m	L1001	Sandy silt. As above.
0.67 – 0.83m	L1002	Clay. As above.
0.83 – 1.08m	L1003	Sandy silt. As above.
1.08 – 1.58m	L1004	Clayey silt. As above.
1.58m +	L1005	Natural clay. As above.

Description: No archaeological features or finds were present.

Trench 2 (Fig. 2, DP 7)

<i>Trench 2, sample section 3 (DP 8): NE end, SE facing</i>		
<i>0.00 = 44.40m AOD</i>		
0.00 – 0.30m	L1000	Topsoil. As above, Tr.1.
0.30 – 0.66m	L1006	Dark grey, compact, sandy silt.
0.66 – 1.00m	L1007	Blackish grey, compact, clayey silt.
1.00m +	L1005	Natural clay. As above, Tr.1.

<i>Trench 2, sample section 4 (DP 9): SW end, SE facing</i>		
<i>0.00 = 45.22m AOD</i>		
0.00 – 0.28m	L1000	Topsoil. As above, Tr. 1.
0.28 – 0.65m	L1008	Greyish yellow, friable, clay.
0.65 – 0.72m	L1009	CBM rubble. Red fragments of bricks.
0.72 – 1.05m	L1007	Clayey silt. As above.
1.05m +	L1005	Natural clay. As above, Tr. 1.

Description: Trench 2 contained modern features: a posthole (F1016), a ditch (F1010) and a ?pit (F1012), and an undated posthole (F1014).

Posthole F1014 was circular (0.30 x 0.30 x 0.12m) located in the central part of the trench (DP 11). It had vertical sides and flattish base. Its fill, L1015, was a mid grey, friable, clayey silt with yellow clay. It contained no finds.

Ditch F1010 was a shallow, linear feature located in the north-eastern end of the trench (2+ x 1.65 x 0.20m; DP 10), aligned NW/SE. It had vertical sides and flattish base. Its fill, L1011, was a mixed brown, grey, red and yellow, loose, sandy silt with clay and CBM rubble. It contained modern pottery (15g), china and glass.

F1012 was located in the centre of the trench, close to F1014 (1.20 x 0.30m+ ?m; DP 11). It was probably rectangular feature. Its fill, L1013, was a mixed black, loose, sandy silt with white chalk and CBM rubble. F1012 was likely a modern pit. It was not been excavated due its location on the very edge of the trench.

Posthole F1016 was circular (0.48 x 0.47 x 0.10m; DP12) located in the south-western part of the trench. It had moderately sloping sides and a concave base. Its fill, L1017, was a mid grey, clayey, silt with white chalk. It contained modern pottery (140g)

7 CONFIDENCE RATING

7.1 It is not felt that any factors inhibited the recognition of archaeological features or finds.

8 DEPOSIT MODEL

8.1 The area of the evaluation was commonly overlain by Topsoil L1000, a greyish dark brown, soft, sandy silt (0.25 – 0.40m thick). It overlay deposits L1001, L1006 and L1008. These layers may relate to landscaping associated with development of the site in 1950s. The basal deposits, L1003 and L1004 (Tr.1) which overlay the natural, were likely undisturbed. L1003 was a dark grey / brown sandy silt (0.20m thick). L1004 was a mid brown clayey silt (0.24m thick). The natural clay, L1005, was present 1.00 – 1.60 below ground level.

9 DISCUSSION

9.1 The site had a potential for archaeological remains, in particular for the prehistoric, medieval and post-medieval remains. Prehistoric remains have been recorded locally within Wimbledon Common area. The potential for medieval and post-medieval remains relates to the settlement of Wimbledon.

9.2 In the event four archaeological features, modern and undated, were revealed. They likely relate to the modern development of the site, in particular the construction of the Victorian villa and ancillary buildings.

9.3 The site appeared to have been subject to extensive landscaping to create a relatively level area for the current buildings.

10 DEPOSITION OF THE ARCHIVE

Archive records, with an inventory, will be deposited with any donated finds from the site at the London Archaeological Archives and Resource Centre (LAARC). The archive will be quantified, ordered, indexed, cross-referenced and checked for internal consistency. In addition to the overall site summary, it will be necessary to produce a summary of the artefactual and ecofactual data.

ACKNOWLEDGEMENTS

Archaeological Solutions would like to thank Shanly Homes (Leatherhead) Ltd for their co-operation and funding the evaluation, in particular Mr Matt Elnaugh.

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AS is pleased to acknowledge the input and advice of Ms Diane Abrams of English Heritage Greater London Archaeological Advisory Service.

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APPENDIX 1

SITES AND MONUMENTS RECORD

SMR	NGR SP	Description
Prehistoric		
MLO10700	Centroid 2400 7000	TQ Recreation grounds. Palaeolithic flint scraper found in Wimbledon recreation grounds (cannot be traced). Now in BM.
MLO9042	Centroid 2400 7000	TQ Wimbledon. Palaeolithic Straight Sided Unretouched Flake Now In Mol Received 1922
MLO9043	Centroid 2400 7000	TQ Wimbledon. Flint Flake With Notched Saw Like Edge, In Museum Of London A25013, Received 1922
MLO8972	Centroid 2400 7000	TQ Wimbledon. 4 Socketed And 1 Winged Axe, Possibly A Hoard. In Royal Ontario Museum, Toronto, Canada. From Wimbledon (Bronze Age - 2200 BC to 701 BC)
MLO8974	Centroid 2400 7000	TQ Wimbledon. Socketed Spearhead Found Has 2 Rivet Holes, High On Socket & Just Under The Blade, Prob Now Lost (Bronze Age - 2200 BC to 701 BC)
MLO14745	Centroid 2400 7000	TQ Woodside Common. Two Winged Axes Originally In Pitt Rivers Museum Dorset, Now In Salisbury Museum (Bronze Age - 2200 BC to 701 BC)
MLO10705	Centroid 2400 7000	TQ Wimbledon. Unlooped Palstave With Strong Median Rib Below Stop Ridge (Bronze Age - 2200 Bc To 701 Bc) -In Khs No737
MLO8964	Centroid 2400 7000	TQ Wimbledon. A Greek Autonomous Bronze Coin Of Poseidonia Was Found In Wimbledon (Iron Age - 700 BC to 42 AD)
Medieval		
MLO77197	Centroid 2360 7010	TQ Furnitureland. Excavation in open area 2, phase 11 revealed a sunken timber framed structure cutting through the natural clay. It measured over 5.50m north-south and 4.50m east-west and was c0.50m deep. Along the eastern and western sides were lines of post/stakeholes that probably supported the building on these sides respectively. The frequency of the stakes may imply walls of wattle but there was no indication of a daub covering. Two gullies were exposed within the structure that assisted with the drainage. No roof was found although it is conjectured that it was a light thatch roof. The structure is seen as a temporary one. It is suggested that this was a forming shed for tile making, and a work area in front of the kiln.
MLO77198	Centroid 2360 7010	TQ Furnitureland. This kiln was constructed c 1480. The kiln was partly built with waste tiles from earlier kiln firings. The excavated part consisted of three furnace chambers and a flue that had been placed along the back of the kiln to help feed air to the kiln fires. The presence of this flue would appear to indicate that the 'forming shed' was still attached to the kiln and so there may have been a circulation problem. After a number of firings the kiln was rebuilt and a replacement series of furnace chambers constructed. The back wall of this replacement kiln was constructed from re-used reigate capitals from a 12th century building belonging to the priory of St Mary Merton.
Post-Medieval		
MLO77199	Centroid 2360 7010	TQ Furnitureland. Truncating the kiln was a chalk foundation wall for the 'Gatehouse' built around 1500. The walls were generally truncated to floor level. These foundations appear adjacent to the where the main building would have stood and may form the back end of a western tower if the superstructure were of brick. If this is true then it is possible to reconstruct a potential gateway. During the middle of the 18th century the medieval building was enlarged with the addition of extensions to each side this extending the cellar width. Walls with more shallow foundations had been truncated during the 20th century demolition. Cartographic evidence suggests that the two extensions are probably the ivy covered buildings on the 1913 'Gatehouse' photograph, with the original gatehouse being the light coloured building in the middle. The gatehouse was demolished in the early 20th century.
MLO77200	Centroid 2360 7010	TQ Furnitureland. Associated with the construction of the 'Gatehouse' building is a thick dumped layer where the ground was raised up after the clay extraction had finished.
MLO78039	Centroid 23578 70196	TQ 7 The Downs, Wimbledon, Sw20. A fragment of heavily abraded, glazed post medieval redware was recovered from trench 3. The pottery dates between the mid 17th to late 18th century and may indicate non-specific background activity of this date in the vicinity. The deposit was the earliest surviving layer of cultivation soils, at a height of 51.6mOD. The layers immediately above all dated to the later 20th century, when the former buildings on the site were constructed.
19th Century - Modern		
MLO63530	Centroid	TQ 8 Lansdowne Rd. Evaluation undertaken by R Nielson for Museum of

	2353 7018	London Archaeology Service, July'92; site code LAR92. The subsoil was overlain and cut by C19-20th features.
MLO90588	TQ 23775 70602 (point)	1 Lauriston Road. LONDON BOROUGH OF MERTON RIDGWAY, WIMBLEDON, SW19 TO 2370 (north side) 7/114 Nos 56, 56A 56C and No 1 Lauriston Rd - II Substantial detached house. Circa 1900. T G Jackson architect. Brown brick, red dressings; and red brick corner pilasters. Green Westmoreland slate roof, hipped to eaves. Georgian. revival. 2 storeys plus dormers. 7 irregular bays, distributed in pairs, except to third bay from right with entrance. Arched rubbed brick entrance with recessed door. To left of entrance a broad canted bay window with leaded ogee topped tented roof and turned balusters to corners. Segmental headed windows to ground floor. Square headed above; sashes, glazing bars. Egg and dart eaves cornice. 2 gabled dormers. Return to left similar with single broad gabled dormer. Rear also of architectural interest.
MLO90464	TQ 23811 70460 (point)	13 Berkeley Place. LONDON BOROUGH OF MERTON BERKELEY PLACE, SW19 TQ 2370 (south side) 7/9 Nos 13 and 14 - II Pair of houses. Circa 1890. Designed by James Ransome. Red brick with some rendering and tile hanging to upper storeys. Pitched tiled roof to eaves. Two storeys plus roof storey. Designed as contrasting pair. Two storeys plus roof storey, each 2 main bays. Scrolly Dutch gable to No 13; plain tile hung gable with inset oriel to No 14. No 13 with projecting dentil corniced porch with turned balusters and swept handrails to steps. Entrance to No 14 round-headed. Square headed windows, with timber mullions, No 13 with dentil cornices and plate glass; No 14 with canted bay window to ground floor and some leaded lights. Left return of No 13 also of architectural interest with large round headed entrance, now blocked.
MLO90439	TQ 23930 70554 (point)	52 Denmark Road. LONDON BOROUGH OF MERTON DENMARK ROAD TQ 2370 7/192 Nos 52 and 53 1.3.1982 GV II Pair of cottages. Mid to late C19. Attributed to S S Teulon. Brick with contrast dressings, tall Welsh slate roofs with large transverse corniced brick stacks. Two storeys, the upper windows rising in cross gables. Alternate gables half hipped. Casement windows, some altered under segmental arches. Boarded doors with fancy ironwork under pointed arches. Some decorative tumbled-in brickwork to gable ends. Integral part of planned layout with Nos 47-51 and 54-73 (consec) (qv).
MLO90592	TQ 23921 70568 (point)	60 Denmark Road. LONDON BOROUGH OF MERTON DENMARK ROAD TQ 2370 7/193 Nos 60 and 61 1.3.1982 II GV Pair of cottages. Mid to late C19. Attributed to S S Teulon. Brick with contrast dressings, tall Welsh slate roofs with large transverse corniced brick stacks. Two storeys, the upper windows rising in cross gables. Alternate gables half hipped. Casement windows, some altered under segmental arches. Boarded doors with fancy ironwork under pointed arches. Some decorative tumbled-in brickwork to gable ends. Integral part of planned layout with Nos 47-59 and 62-73 (consec) (qv).
MLO90478	TQ 23914 70252 (point)	Church Of The Sacred Heart. LONDON BROUGH OF MERTON DARLASTON RD, Wimbledon, SW19 TQ 2370 (North side) 7/42 Church of the Sacred Heart 28.5.87 - II Church. 1886-1901. F A Walters, architect. Knapped flint, stone dressings, some flushwork. Red tiled steeply pitched roof to parapet. Decorated Gothic style. Tall aisled clerestoried 18-bay nave continuing into 3 bay chancel with polygonal apse and ambulatory, radiating chapels and flying buttresses to clerestory. Pair of polygonal west towers; western entrance in slightly projecting portal. 2 light aisle windows; tall 4-light clerestory windows; Decorated tracery. Buttressed clerestory surmounted by pinnacles. 6-light west window. Much carved decoration. Interior with much stone-work. Chancel with clustered piers and stone shafts rising to timber tierceron vault; diaper to spandrels. Nave with similar piers; richly carved stone niches above alternate piers bearing statues. Panelled timber roof to nave. Stone vaulted baptistry to north west corner, apsed. Carved stone font with tall timber cover. Richly gilded and pinnaced citorium over altar. Carved timber pulpit. Richly carved, gilded rood-screen. Some Victorian stained glass, etc. Prominent site. London 2: South B Cherry and N Pevsner.
MLO90494	TQ 23883 70195 (point)	Churchyard Wall And Gateways To West And South Of Church Of Sacred Heart. LONDON BOROUGH OF MERTON DARLASTON RD, Wimbledon, TQ 2370 SW19 7/43 Churchyard wall and gate- ways to west and south of Church of Sacred Heart GV II Wall with 3 gateways. Late C19. Knapped flint, stone dressings. Low stone coped wall, with stone coped piers at intervals and 3 inset pointed arched gateways. Included for group value.
MLO90558	TQ 23720 70334 (point)	Cottage And Cartshed Approximately 10 Yards To South West Of Hall Of Wimbledon College On Road Frontage. LONDON BOROUGH OF MERTON EDGE HILL, Wimbledon, SW19 TQ 2370 7/45 Cottage and cartshed approximately 10 yards to south west of hall of Wimbledon College on road frontage GV II Cottage with cartshed below. Circa 1860. Probably S S Teulon, architect. Red brick, slate pitched roof to eaves. 2 storeys. Elevation to road with square headed 3-light stone dressed windows with pointed

		polychrome relieving arches. Return to left with cart entrances in 2 pointed arches and further 3-light window. Blocky chimneys. Included for group value.
MLO90538	TQ 23591 70562 (point)	Flat 1 70 Ridgway. LONDON BOROUGH OF MERTON RIDGWAY, WIMBLETON, SW19 TQ 2370 (north side) 7/115 No 70 - II Detached house, now multi-occupied. 1866, altered. Designed by Roumieu. Red brick, polychrome decoration. Steeply pitched tiled roof to eaves. Muscular gothic style. Irregular composition. Mainly 2 storeys, 5 main bays, 4 under separate roofs. Gables to left and second from right bays. Pair of bays to right set back slightly. Steeply gabled porch to left. 2 storey shallow square sided bay window to left of this with square headed windows. Irregular fenestration; some pointed windows, some square headed windows set in pointed reveals. Polychrome bands and diaper decoration. Returns and rear with similar treatment.
MLO90443	TQ 23747 70348 (point)	Wimbledon College Including Former Mansion Attached To Hall. LONDON BOROUGH OF MERTON EDGE HILL, Wimbledon, SW19 TQ 2370 (east side) 7/44 Wimbledon College, including former mansion attached to hall - II School. 1860. S S Teulon, architect. Additions of 1865-7 (Teulon), 1896-8 and later. Chapel of 1896-8 designed by F A Walters. Red brick, black brick patterning. Slate roof. L-shaped core of 12 bays, including three advanced to right. Later ranges to right and rear. 3 storeys. 2 and 3-light mullioned and transomed windows with pointed arched heads; cusplless plate glass. Bays 2 and 3, 4 and 5, 8 and 9 paired beneath hipped gables; chimneys rising between some bays. Spired fleche at junction between arms of 'L'. Pointed arched entrance to second bay from left. Similar treatment to rear. Mid C20 additions to north and west not of special interest.
MLO90606	TQ 23331 69960 (point)	Cote Cottage. TQ 26 NW CONWAY ROAD No.28 1329/3/10027 Cote Cottage - II House. Plans dated October 1926, architect John Sydney Brocklesby for G H Farmer, the Advertising Manager of Imperial Tobacco Company. A late example of Vernacular Revival style but unusually with Persian and Turkish antiques incorporated in interior by the client's request. EXTERIOR: Faced with flint with pantiled roof, with two brick chimneystacks, including external stack to right hand side. Two storeys and attics in gable end; irregular fenestration of elm surrounds with original steel windows. Front elevation has one three-light and one six-light dormer. Square relief between, depicting waves, sunrays and a flash of lightning. Ground floor has two casements and French window and loggia on timber piers stretching along two thirds of the front. Right side elevation has brick structure extending out of base of chimneystack with recessed plank door flanked by sidelights. Left side elevation has casement windows including first floor two-light triangular bay on wooden bracket. Rear elevation has part catslide roof. INTERIOR: L-shaped living room has open fireplace with wooden bressumer, painted brick surround with three round-headed arches, fixed ceramic tiles thought to be Turkish or Persian, some with Arabic inscription, a cupboard for a wireless with Mushribayah lattice work and the original rectangular opening was infilled at a later date with a fire surround with round-headed arch. The upright posts are shaped in imitation of Moorish columns, there are wide elm adzed floorboards and beams reported to have been salvaged from the keels of Norfolk wherries. Small adjoining room has corner wooden fireplace with tiled surround. Tiled floor and wooden cabinet below sink in kitchen. Deal doors to usual offices including tiled larder and coal storage. Staircase hall, formerly divided from living room by screen has door with Middle Eastern lattice work and staircase with solid balustrading to lower floor and balusters to landing. First floor has, master bedroom with range of original built-in cupboards and bookshelf but built-in bunk bed had been removed. Adjoining bedroom to front elevation has built-in chest of drawers, cupboard, built-in wardrobe and wash basin with surround of small green tiles. Smallest bedroom had built-in cupboards but bunk bed had been removed. Bathroom with original green and blue tiles. Steep ladder access to loft with roof of thin scantling with collar beam and ridgepiece and deal cupboards. ["The Ideal Home "Magazine December 1928. Christopher Spencer and Geoffrey Wilson "Elbow Room. The story of John Sydney Brocklesby by Arts and Crafts Architect" 1984. Ainsworth and Nelson. p.21 and 84-88 consecutive.]
Unknown		
MLO75937	Centroid TQ 2360 7010	Furnitureland. The earliest feature recorded was a linear ditch cutting the natural clay within the southern part of trench 7, that drained from west to east that had been recut. It was visible for 20m. The ditch was filled with a dark grey clayey silt that contained occasional pieces of fire-cracked flint. The ditch produced an abundance of molluscan fauna near on 200 shells. These derive from freshwater snails <i>Bithynia tentaculata</i> , <i>Planorbis albus</i> for some examples and 'amphibious' terrestrial snails such as <i>Zonitoides</i> sp. These indicate occasional periods of drying out.
MLO71468	Centroid TQ 2328 7033	110 Ridgway (Adjacent To) Wimbledon Sw19. Evaluation undertaken by Geoff Potter of Museum of London Archaeology Service, November 1997;

		site code: RGW97. No archaeological features were recorded under this site code during this phase of work. See SMR refs. 025419-20 for the subsequent watching brief.
MLO77450	Centroid TQ 23578 70196	7 The Downs, Wimbledon, Sw20. A thin layer of subsoil was present in all three trenches. The deposit had very few inclusions beyond gravels and grits and represents the formation of a (now mostly truncated) soil layer derived from the natural gravels. Several worked flints, recovered from Trench 2, were placed within this layer. The flints and subsoil remain undated.
MLO64457	Centroid TQ 2353 7018	8 Lansdowne Rd Wimbledon, Sw20. Evaluation by R. Nielsen for Museum of London Archaeology Service, July 1992; site code LAR92. No archaeological remains dating from before the 19th century were discovered.

APPENDIX 2 SPECIALIST REPORT

The Pottery

by Peter Thompson

The evaluation recovered 3 pieces of modern domestic pottery weighing 155g.

Post-hole F1016 (L1017) contained a large fragment of modern white ceramic basin weighing 133g and one 7g sherd of red earthenware.

Ditch F1010 (1011) contained a tea pot spout weighing 15g in modern brown glazed white earthenware.

PHOTOGRAPHIC INDEX



DP 1. St Anne's Convent, 14 The Downs, Wimbledon SW20 8HS. View ENE.



DP 2. Trial trenching. Trench 1. View WSW



DP 3. Trial trenching. Trench 2. View S.



DP 4. Trench 1. View NE.



DP 5. Trench 1, NE end. Sample section. View NW.



DP 6. Trench 1, SW end. Sample section. View NW.



DP 7. Trench 2. View NE.



DP 8. Trench 2, NE end. Sample section. View NW.



DP 9. Trench 2, SW end. Sample section. View NW.



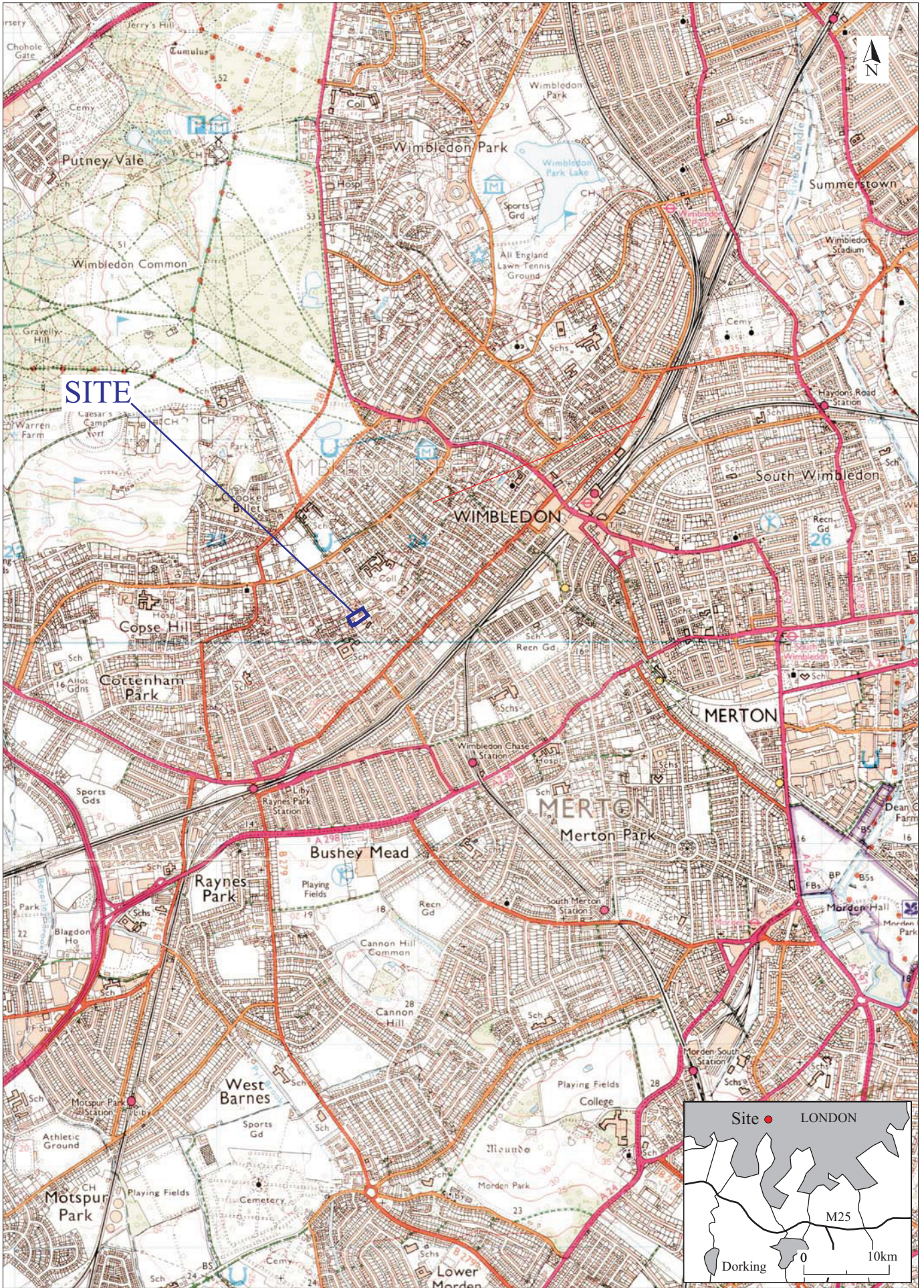
DP 10. Trench 2, F1010. View NW.



DP 11. Trench 2, F1012 and F1014. View SW.



DP 12. Trench 2, F1016. View SW.



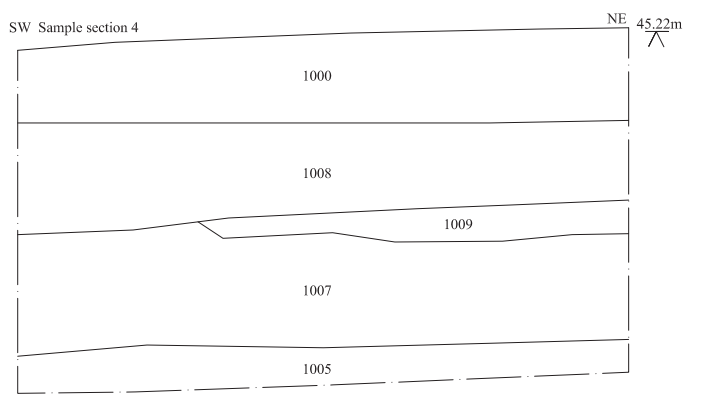
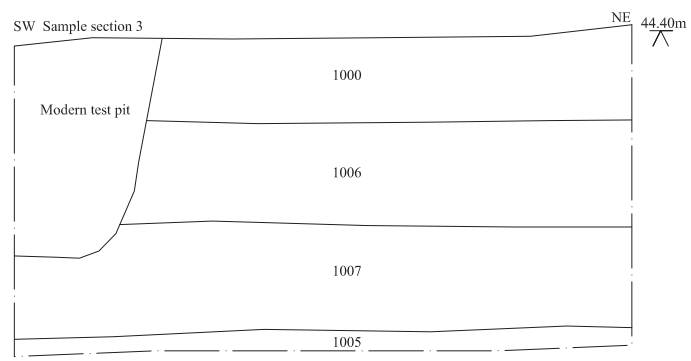
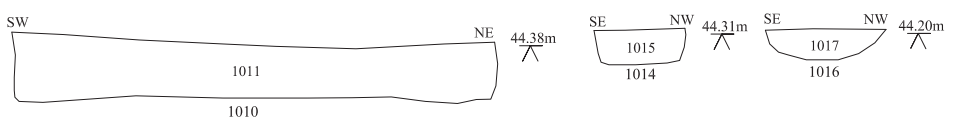
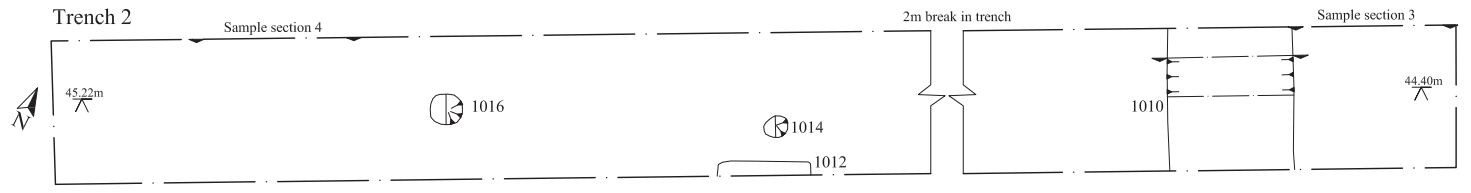
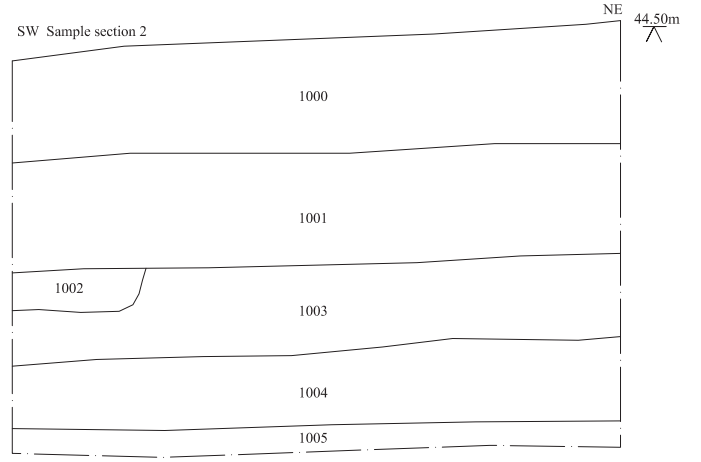
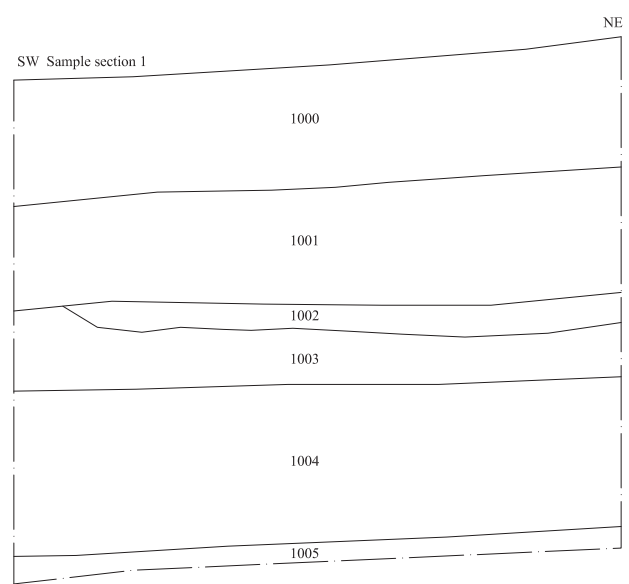
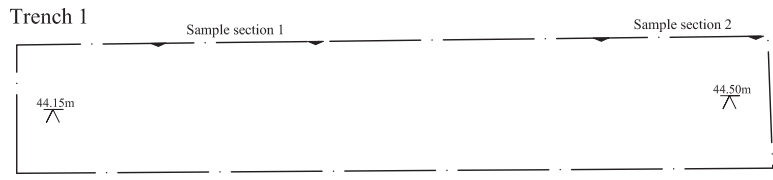
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Fig. 1 Site location plan
 Scale 1:25,000 at A4



0 50m

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Fig. 2 Detailed site location plan
 Scale 1:1000 at A4



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Fig. 3 Trench plans and sections

Scale 1:100 and 1:25 at A4



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Fig. 4 Proposed development plan

Scale 1:500 at A4

